

PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, April 21, 2015, at 3:00 p.m. in Council Chambers, 15 N. Cameron Street, Winchester, Virginia.

CALL TO ORDER:	Chairman Slaughter called the meeting to order at 3:00pm
PRESENT:	Chairman Slaughter, Vice Chairman Loring, Commissioner Smith, Commissioner Shickle, Commissioner Tagnesi, Commissioner Fieo
ABSENT:	Commissioner Wolfe
EX-OFFICIO:	City Manager Freeman
FREDERICK CO. LIAISON:	Commissioner Kenney
STAFF:	Timothy Youmans, Aaron Grisdale, Josh Crump, Erick Moore, Carolyn Barrett
VISITORS:	Chris Mackinder, Malik Mehboob

Certification of Closed Session for March 17, 2015 meeting. Chairman Slaughter asked Commissioner Fieo to certify in accordance with 2.2-3712 Section D of the Code of Virginia:

“At the conclusion of any closed meeting, the public body holding such meeting shall immediately reconvene in an open meeting and shall take a roll call or other recorded vote to be included in the minutes of that body, certifying that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under this chapter and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body. Any member of the public body who believes that there was a departure from the requirements of clauses (i) and (ii), shall so state prior to the vote, indicating the substance of the departure that, in his judgment, has taken place.”

Commissioner Fieo agreed to the certification.

APPROVAL OF MINUTES:

Chairman Slaughter called for corrections or additions to the meeting minutes of February 17, 2015 and retreat minutes of March 17, 2015. Hearing none, he called for a motion. Commissioner Tagnesi moved to approve the minutes as submitted. Commissioner Fieo seconded the motion. Voice vote was taken and the motion passed 5-0.

CORRESPONDENCE:

Mr. Youmans stated there are no changes to the agenda. There is a single page color rendering for the Checkers on Berryville Avenue. It will be discussed in the PowerPoint presentation.

CITIZEN COMMENTS:

None.

REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:

They held a meeting on April 15, 2015. There were two public hearing items. The first was a revision to the Frederick County Zoning Ordinance to include the OM (Office Manufacturing Park) District to the permitted uses in the R4 District. The second was revisions to the Frederick County Zoning Ordinance to include the use of permeable paving systems for parking lots.

There was a Master Development Plan #01-15 for Graystone Commerce Center, submitted by Stowe Engineering, PLC to develop 271.40 acres of land M1 (light Industrial) District with industrial uses. The subject properties are located on the north side of Redbud Road (Route 661), the east side of the CSX Railroad, the west side of Milburn Road (Route 662), and the south of McCann's Road (Route 838) in the Stonewall Magisterial District.

Commissioner Tagnesi asked if there was any news about the FBI. Commissioner Kenney said he had not heard anything.

PUBLIC HEARINGS:

SP-15-135 REQUEST OF TIM PAINTER OF PAINTER LEWIS, ON BEHALF OF 1720 VALLEY AVENUE LLC, FOR SITE IMPROVEMENTS INCLUDING OFF-STREET PARKING AND BUILDING RENOVATIONS AT 1720 VALLEY AVENUE (MAP NUMBER 231-04-K-8-A) ZONED HIGHWAY COMMERCIAL (B-2) DISTRICT. (Mr. Youmans)

Mr. Youmans stated there were no changes to the staff report. He reviewed the site plan request and staff recommendations. The parking had been scaled back from the previous site plan approved in 2008. The warehouse portion on the north end will be converted into two-story loft apartments. There will be residential use in the back of the main facility. The ground floor in the front is proposed for retail space. There will be apartments on the second floor over that. The current plan also shows the parallel parking spaces along Burton Avenue have been eliminated and a curb and gutter with surface drainage has been added in.

Mr. Youmans said it is consistent with the approved development plan and falls within the scope of the zoning ordinance. It does not change the density, green area or traffic situation. Staff is in the final stages of review and feel the few comments received can be addressed in office. Staff recommends approval.

The commissioners asked Mr. Youmans several questions about the proposal.

Mr. Painter addressed the board. He clarified the parking situation in the back of the building and where a culvert will be placed. The commissioners asked for clarification of the drainage into the culvert.

Chairman Slaughter Opened the Public Hearing

Chairman Slaughter Closed the Public Hearing

Chairman Slaughter called for discussion from the Commission. Hearing none, he called for a motion.

Commissioner Smith moved to approve SP-15-135 subject to staff review and approval. Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 6-0.

NEW BUSINESS:

CE-15-198 Corridor Enhancement Certificate of Appropriateness – 826 Berryville Avenue – Commercial Remodel (Mr. Youmans)

Mr. Youmans presented the modified request for the Checkers design at 826 Berryville Avenue. Many of the elements are the same as the former Long John Silver's. The alternative shows a design more in keeping with the Corridor Enhancement District. Overall, staff feels it is a superior proposal then what was presented before. Mr. Youmans spoke about the roofline and the changes that will be made. He compared the design to the former Checkers business on Legge Boulevard.

Chairman Slaughter asked if Mr. Mehboob had anything to add to Mr. Youmans report. Mr. Mehboob complimented Mr. Youmans on how helpful he has been through the whole process. He talked about the size of the tiles to be used being changed to a smaller size.

Commissioner Shickle asked for clarification of the difference between standards and guidelines in the different districts. The commissioners discussed the different rooflines that had been presented. They asked Mr. Mackinder, the Checkers representative, how the company will overcome the bad publicity generated by the empty building on Legge Boulevard. He replied that it would be up to the marketing department. Mr. Mehboob said he was confident that it would not be a problem.

*Commissioner Loring made a motion to approve **CE-15-198** as depicted in the most recent submission. Commissioner Tagnesi seconded the motion. Voice vote was taken and the motion passed 4-2.*

FY 2015-2019 Capital Improvement Program (CIP) Presentation (Mr. Eisenach)

Mr. Eisenach reviewed the CIP for the Commission. Commissioner Loring asked if the utility problem earlier in the year was included in the CIP. Mr. Eisenach said it was not. Ms. Freeman said the CIP was a preview for what would be coming up in the next budget year. The commissioners asked questions about the different projects and financing included in the CIP.

Commissioner Fieo made a motion to recommend approval of the 2015-2019 CIP to City Council. Commissioner Tagnesi seconded the motion. Voice vote was taken and the motion passed 6-0.

OLD BUSINESS:

None.

OTHER BUSINESS:

A. Minor Subdivision Report (Crump):

1. MS-15-105 & MS-15-182 Omps Drive Boundary Line Adjustment
2. MS-15-178 Braddock Partnership Boundary Line Adjustment/Lot Consolidation
3. MS-15-195 Duncan Brother Tires Boundary Line Adjustment
4. Shenandoah University/ Millwood Ave Plats

B. Administrative Approval(s) (Crump):

1. Site Plan Report
 - (a) SP-15-180 Minor Revision- 301 E. Cork Street- Winchester City Public Schools

Mr. Crump presented the minor subdivisions and site plan report that had been submitted. Mr. Youmans and Mr. Crump answered questions posed by the board members.

ADJOURNMENT:

With no further business before the Commission, the meeting adjourned at 4:22pm.